

## THE DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT

### HOUSING/HOMELESS

The Division's objectives include improving housing opportunities for low- and moderate-income households and addressing homelessness in the state.

The Division's housing mission is accomplished in five ways by:

- 1) providing federally-funded housing/homeless funds through local organizations;
- 2) channeling state housing dollars;
- 3) coordinating its housing assistance programs with those of other state and local housing agencies;
- 4) developing/reviewing state and federally assisted housing plans and projects; and
- 5) providing housing information and technical assistance.

Working with local governments and non-profit housing organizations, more than \$40 million is distributed annually to improve and increase housing choices for Wisconsin residents of modest means.

### PROGRAMS

#### **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

a) **Annual Grant Cycle;** DHCD administers Wisconsin's federally-funded CDBG Housing program for small cities (cities, towns, and villages with populations less than 50,000 and counties other than Milwaukee, Waukesha and Dane counties). These eligible units of local government compete for CDBG funds that are used for housing and neighborhood improvement programs principally benefiting low- and moderate-income households. About \$7 million is awarded each year for 18-month grants.

Approximately 18 communities are awarded funds yearly. CDBG funds are used for various housing and neighborhood revitalization activities including housing rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. **Program information may be obtained by calling (608) 266-5842, or sending an email to [Martha.Wilson@Wisconsin.gov](mailto:Martha.Wilson@Wisconsin.gov)**

b) **Emergency Assistance (CDBG-EAP)** Is an Emergency Fund to address disasters in communities eligible to participate in the Small Cities Community Development Block Grant Housing Program. CDBG-EAP funds may be used to repair uninsured housing damage caused by floods, tornadoes or other disasters. The funds may be used to reimburse property owners for disaster-related repairs as well as to replace housing units severely damaged in the disaster. CDBG-EAP funds are intended to primarily benefit low- to moderate-income households. **Program information may be obtained by calling (608) 266-5842, or sending an email to [Jack.Sanderson@Wisconsin.gov](mailto:Jack.Sanderson@Wisconsin.gov)**

**COMMUNITY DEVELOPMENT PROJECTS PROGRAM** (formerly referred to as Special Projects) This is a project development program that emphasizes the creation of new housing and/or economic opportunities. These opportunities can be supported by any of the Division's funding sources and may involve multiple activities, either specific to a site or to a common goal. There is a focus on development projects which typically can be defined as new projects, such as the creation of additional affordable housing units or new jobs. They are projects that will usually occur in conjunction with other community activities. An emphasis will be placed on participation by the local unit of government, private sector participation, and other state or federal agency cooperation. Contacts are Sandy Herfel (608/266-2435), Jason Scott (608/261-7714), and Caryn Stone (608/267-3682) [Caryn.Stone@Wisconsin.gov](mailto:Caryn.Stone@Wisconsin.gov)

#### **HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

The State of Wisconsin receives about \$12 million in federal HOME housing project funds per year. The funds are used to create housing opportunities for low-income households. Funding categories include:

**Visit our Web page at <http://commerce.wi.gov/CD/CD-bfi.html>**



**HomeBuyer and Rehabilitation Program (HHR)** administered by local agencies making needed housing repairs and accessibility improvements in affordable units and providing homebuyer down-payments and closing costs. The HHR program has a combined request for proposals with the state funded **Housing Cost Reduction Initiative (HCRI)** for homebuying purposes. The HHR program also includes HUD **American Dream Downpayment Initiative (ADDI)** funding. Contact **608/267-6904**; [Betty.Kalscheur@Wisconsin.gov](mailto:Betty.Kalscheur@Wisconsin.gov)

**Rental Housing Development** 608/267-6912 [Meryl.Lesch@Wisconsin.gov](mailto:Meryl.Lesch@Wisconsin.gov) This includes new construction and acquisition/rehabilitation projects undertaken by eligible housing development organizations to develop affordable rental units.

A **Tenant Based Rental Assistance Program (TBRA)** to assist eligible tenants with homeless and special housing needs **608/267-6908**; [Sandi.Capps@Wisconsin.gov](mailto:Sandi.Capps@Wisconsin.gov)

### HOMELESS PROGRAMS

The Division administers several federal and state housing programs that provide shelter and services for individuals and families who are homeless or have special needs.

- Over \$1.13 million in operating subsidies, through the **State Shelter Subsidy Grant**, is awarded annually to agencies providing assistance to homeless persons.
- **Interest Bearing Real Estate Trust Account (IBRETA)** funds are collected annually from Wisconsin financial institutions and distributed to homeless programs.
- A total of \$375,000 is available annually for transitional housing and service program expansion through the **State Transitional Housing Program**.
- \$1.4 million annually for **Homeless Prevention Program (HPP)** funds for short term rental assistance (formerly HODAP and HCRI).
- The HUD **Emergency Shelter Grant Program** provides approximately \$1.9 million annually to agencies for emergency shelter and transitional housing programs.
- Approximately \$400,000 in **Housing Opportunities for Persons with AIDS (HOPWA)** funds per year. Last year the AIDS Resource Center of Wisconsin received these HUD resources to serve persons affected by AIDS/HIV across the state except for the Milwaukee/St. Paul metro area.
- On an annual basis, the Division competes on the federal level for HUD **Continuum of Care Supportive Housing** funds. These funds support a variety of transitional and permanent housing programs for homeless persons in the areas of the state outside of Milwaukee, Madison and Racine. Approximately \$5 million received each year.
- **Projects for Assistance in the Transition from Homelessness (PATH)** funds services for individuals with serious mental illness, or with co-occurring substance abuse disorders, who are homeless or at risk of becoming homeless. About \$700,000 of federal funds is available annually to provide outreach, mental health and substance abuse services, case management, access to housing, primary health care and job training. Call **608/261-2510**; [Marge.Tully@Wisconsin.gov](mailto:Marge.Tully@Wisconsin.gov)
- **Wisconsin ServicePoint (WISP)** is a web-enhanced database software program implemented to track the scope of homelessness in Wisconsin, to improve service delivery to homeless persons, and to evaluate the effectiveness of service interventions. Since the site became available more than 700 users working at 125 partner agencies have created more than 150,000 client records. Call **608/267-2933**; [Tanya.Iverson@Wisconsin.gov](mailto:Tanya.Iverson@Wisconsin.gov)
- Information about grant application and contract cycles, call **608/266-8273**; [Patti.Glassburn@Wisconsin.gov](mailto:Patti.Glassburn@Wisconsin.gov) • Information regarding eligibility requirements and program activities call **608/266-9388**; [Judy.Wilcox@Wisconsin.gov](mailto:Judy.Wilcox@Wisconsin.gov)

### WISCONSIN FRESH START PROGRAM

The Wisconsin Fresh Start Program grants are awarded to agencies to establish and sustain programs based on the Operation Fresh Start, Inc., service model. The program is designed to provide on-site housing construction and rehabilitation work experience, off-site academic classes and supportive services for at-risk young people - primarily high school dropouts - ages 16-24. Funding sources originate from HUD and several state agencies. **Information regarding the Fresh Start Program may be obtained by calling (608) 267-2737, or email [Padraic.Durkin@Wisconsin.gov](mailto:Padraic.Durkin@Wisconsin.gov)**

## **POLICY DEVELOPMENT**

### **POLICY DEVELOPMENT**

DHCD provides information and guidance on housing issues to the Administration and the Legislature. One responsibility is to prepare housing impact analysis on pending legislation. It also conducts outreach efforts, both formal and informal, analyzes current housing trends and programs, and proposes housing initiatives that address housing needs.

### **STATE CONSOLIDATED PLAN**

DHCD works with other agencies and prepares the state's Consolidated Plan for addressing housing and community development needs. The Plan provides a statistical review of housing conditions in Wisconsin and outlines strategies for providing affordable and special needs housing. The plan is required to be eligible for funding programs and it's used to certify the consistency of certain federally funded projects and public housing authority plans. DHCD also compiles an annual performance report that summarizes achievements towards meeting Consolidated Plan goals and a Fair Housing Plan. **For more information call (608) 264-6110; or email [Jeanne.Storm@Wisconsin.gov](mailto:Jeanne.Storm@Wisconsin.gov)**

## **SERVICES**

### **WIFrontDoor**

WIFrontDoor is a web-based resource database program that is available to anyone who has internet access. The site includes two major components: a searchable database of Wisconsin human service agencies and programs, and a database that allows property owners and managers to advertise properties meeting affordable housing rentals for free. It also allows rental housing seekers to search for available affordable housing units. The web site can be found at: [www.wifrontdoor.org](http://www.wifrontdoor.org) or [www.wifrontdoorhousing.org](http://www.wifrontdoorhousing.org). **Contact [fdhelp@commerce.state.wi.us](mailto:fdhelp@commerce.state.wi.us) or call 608/266-5363; [Melisa.Perez@Wisconsin.gov](mailto:Melisa.Perez@Wisconsin.gov) for more information.**

### **WISSTAT**

The Department of Administration's Division of Intergovernmental Relations Demographic Services Center and the DHCD, in conjunction with the UW Madison's Applied Population Laboratory, offers an online data retrieval system to display various housing, population and other information called WisStat. The data is mainly comprised from the U.S. Census Bureau and is available at the state, county and municipal levels. It is especially helpful to communities and developers completing need assessments. The web address for the system is <http://wisstat.wisc.edu>. Questions/comments should be directed to Jim Beaudoin of the Applied Population Laboratory ([jmbeaudoin@facstaff.wisc.edu](mailto:jmbeaudoin@facstaff.wisc.edu)) or Phil Wells of the Demographic Services Center ([Philip.Wells@Wisconsin.gov](mailto:Philip.Wells@Wisconsin.gov)).

### **TRAINING/OUTREACH/PUBLIC AWARENESS**

Providing information about housing is accomplished through a variety of publications, information systems, training sessions, workshops and conferences. The Division also works toward improving public understanding and awareness of housing issues. Input regarding how the state can help with development of affordable housing is continuously sought from organizations and individuals. The Division also handles a variety of housing inquiries from individuals, and supplies fact sheets and guides.

**For further information, contact:**

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